



ASSOCIATION NEWSLETTER

June 1, 2009

BEAUTIFICATION DAY SCHEDULED FOR JULY 25, 2009

Eucalyptus Grove HOA is launching another HOA Beautification Day on **Saturday, July 25th at 9 AM**. The HOA Beautification Day would be the same as last year's event in that it's an opportunity for HOA community members to get together to beautify our Eucalyptus Grove Community. The objective would be to pick up trash in all of the common areas of our HOA. The HOA will provide latex gloves, trash bags, and trash pick up devices for all volunteers. We can **meet at 9 AM in the grassy area by the front gates** to our property and work until lunch time. All volunteers can then enjoy a pizza and salad lunch funded by the HOA. If you are interested in attending, please e-mail Arthur J. Munoz III at ajm888@gmail.com. Thank you for your participation.

POSSIBLE ABANDONED VEHICLE ACROSS 7606 TO BE TOWED

There is a possible abandoned vehicle parked in the Phase 3 Parking Lot, across from Bldg 7606. It's a black Subaru, Legacy L, CA #2XFK509, 4 Door, with Steelers Emblem, and yellow strip down the middle. There is a broken window in the back. It does not appear that this vehicle has moved for awhile. If you own (or knows the owner of this vehicle), please have the window repaired and please call the Association at the number below. If this vehicle is unclaimed, it is subject to be towed at the vehicle's owner's expense.

OWNERS ONLY RESTRICTION REMINDER

THE EUCALYPTUS GROVE IS AN "OWNER - OCCUPIED COMMUNITY". ANYONE BUYING A UNIT AFTER JANUARY 1, 1990, MUST SATISFY THE RESIDENCY REQUIREMENT (HAVE AN OWNER OF RECORD LIVE IN IT AT LEAST 90 DAYS PER YEAR OR THE UNIT MUST REMAIN VACANT).

If you do not satisfy the residency requirement, you may not rent the unit to anyone or let anyone else use it. THE ASSOCIATION BY - LAWS DO NOT PERMIT FRIENDS, RELATIVES, HOUSESITTERS, SERVANTS, OR ANYONE ELSE TO OCCUPY THE UNIT UNLESS YOU, THE OWNER, HAVE COMPLIED WITH THE RESIDENCY REQUIREMENT. (For example, if you buy a unit for your child to attend the University, he or she must be on title).

Anyone violating this provision is subject to legal action to enforce the Association By - Laws.

Please read "ARTICLE XIII" of the By - Laws for the details of the provision.

REAL ESTATE SIGN REMINDER

As a reminder, each unit is allowed to have a "For Rent or For Sale" sign of reasonable dimensions placed in the window of the unit. In addition, during the time that an Open House is held, it is permissible to have signs placed in the grass on Hollister and elsewhere within the complex as long as they are immediately removed when the Open House is over. Thank you.

REVIEWING INSURANCE COVERAGE URGED

In the light of the recent fires, it might be a good idea to review and discuss your current insurance coverage with your insurance agent. Even though the Association has fire & earthquake insurance, you may want to discuss with your agent about "loss assessment" insurance in case of a catastrophic event. You should also consider having insurance for personal items, loss of rental income, temporary lodging reimbursement, and general liability for inside your unit.

PRELIMINARY DISCUSSION OF REWIRING CABLE WITH COX

At the May Meeting, the Board had a preliminary discussion with Cox Communications Representatives. Over the last few years, a few units have reported problems with their TV reception. As the TV cable becomes older, more and more problems with internet and reception may surface. The Board is looking toward a pro-active approach of handling the situation.

UNUSED HANDICAPPED SPACE AT 7606 TO BE CONVERTED TO 24 HR SPACE

The covered handicapped parking space at Bldg 7606 is often unused. In the near future, the Board will be converting this space to a 24 hr space for all residents to share.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Ms. A. Mamey & Mr. K. Speier.

ASSOCIATION TO REPAIR PRESSURE REGULATOR & BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt with after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

OFFICIAL WEBSITE OF THE GROVE – PLEASE CHECK

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, notices, and other published correspondence) posted there. It is essential that all owners and residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and comply with the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED / REQUEST TO BE IN WRITING

The next Homeowners Association "Monthly" Board Meeting is scheduled for June 11, 2009, at 6:30PM, in the Meeting Room, at Bldg 7610. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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